

Below is the Order of the Court.



**Marc Barreca**  
**U.S. Bankruptcy Judge**

(Dated as of Entered on Docket date above)

UNITED STATES BANKRUPTCY COURT  
WESTERN DISTRICT OF WASHINGTON  
AT SEATTLE

In re:

YEVGENI OSTROVSKI,

Debtors.

Case No. 13-11547-MLB

ORDER ANNULING AUTOMATIC  
STAY

THIS MATTER having come before the Court upon the motion ("Motion") of Alexander Domnenkov and Olga Kaminskaya ("Domnenkov"), debtors in chapter 7 case number 13-18073-MLB ("Domnenkov Chapter 7 Case"), to determine and resolve issues relating to the automatic stay in the above-captioned chapter 7 case ("Ostrovski Chapter 7 Case") with respect to certain real property that was listed as an asset in both chapter 7 cases; the Court having considered the file and record herein, including the Stipulation Regarding Automatic Stay dated September 22, 2014 between Domnenkov and Ostrovski, and the file and record in the Domnenkov Chapter 7 Case, and deeming itself fully advised; notice on shortened time having been given to all creditors and parties in interest; now, therefore, it is hereby

ORDERED as follows:

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ORDER - 1

1           1.       The real property located at 246 W. Lake Sammamish Parkway SE, Bellevue,  
2 WA 98008 (the "Property"), legally described as:

3           THE NORTH 90.00 FEET OF THE SOUTH 220.70 FEET OF THAT PORTION  
4           OF GOVERNMENT LOT 3, SECTION 36, TOWNSHIP 25 NORTH, RANGE 5  
5           EAST, W.M., LYING EAST OF WEST LAKE SAMMAMISH BOULEVARD AND  
6           WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE  
7           NORTHWEST CORNER OF THE ABOVE DESCRIBED- PROPERTY; THENCE  
8           SOUTH 88°19'37" EAST ALONG THE NORTH LINE THEREOF 207.00 FEET  
9           TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°40'23" WEST  
10          90.00 FEET TO THE SOUTH LINE OF THE ABOVE-DESCRIBED PROPERTY  
11          AND THE TERMINUS OF THE HEREIN DESCRIBED LINE. SITUATE IN THE  
12          CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON

13          was properly abandoned to Domnenkov by this Court's Order Abandoning Real Property  
14          and Avoiding and Canceling Judicial Liens and Judgments ("Order") dated August 14, 2014,  
15          Dkt. #32 in the Domnenkov Chapter 7 Case, case number 13-18073-MLB.

16           2.       Ostrovski had previously released his interest in the Property to Domnenkov  
17          in 2010 and executed a Quit Claim Deed on March 10, 2010, which has not been recorded.

18           3.       Ostrovski held a Deed of Trust against the Property, which was reconveyed  
19          on April 29, 2014 by Deed of Reconveyance recorded under King County Auditor's File No.  
20          20140429001375, prior to entry of Ostrovski's discharge on May 30, 2014, in apparent  
21          violation of the automatic stay.

22           4.       The automatic stay relating to the Property is hereby annulled with respect to  
23          the Property pursuant to 11 U.S.C. § 362(d)(2). The Debtor has no equity in the Property,  
24          the Trustee did not object to abandonment of the Property, and the Property is not  
25          necessary to an effective reorganization of the Debtor.

26           5.       The Deed of Reconveyance recorded on April 29, 2014 is hereby ratified, and  
Domnenkov is authorized to record the Quit Claim Deed to complete the conveyance of the  
Debtor's interest in the Property to Domnenkov.

///END OF ORDER///

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ORDER - 2

1 Presented by:

2 OLES MORRISON RINKER & BAKER LLP

3  
4 /s/ Jeffrey L. Smoot

5 Jeffrey L. Smoot, WSBA #39335

6 Attorneys for Debtors

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**ORDER - 3**  
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